

COA # 2014-COA-304 (FP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date AUG. 6, 2014
		New Case Center Township Council District: 19 Jeff Miller
325 S. COLLEGE FLETCHER PLACE		
Applicant DEYLEN REALTY mailing address: 1043 Virginia Ave Indianapolis, IN 46203		
Owner: Linton Calvert 1105 Prospect Street, Ste. 200 Indianapolis, IN 46203		
CASE		
IHPC COA: 2014-COA-304 (FP) • Remodel exterior of south half of building with alterations		
STAFF RECOMMENDATION: Approval with conditions		

STAFF COMMENTS

Background of the Property

The plan defines the building as having minor alterations with a historic significance rating of “Secondary Historic” which is defined as a “plentitude of similar architectural examples; lack of significant historical associations.” The building condition at the time (1979) was defined as “Good”.

This Art Deco/Moderne building (formerly a bowling alley) has a façade clad in buff-colored structural unglazed facing tile, rounded corners, and glass block typical of the style. The building was built about 70 years ago, c 1945-50, and consists of two sections with a demising wall down the center. The only portion of the building that is part of this application is the south half. Iaria’s Restaurant, which owns and occupies the north half, is not part of this application. The applicant does not own the other half of the building at this time, but does have it under contract. The applicant is planning to convert the space into office space.

Storefront Modifications

The buff-colored tile on the building is no longer in “good” condition as defined by the Fletcher Place Plan. Much of the block has cracked and spalled due to water damage and needs to be replaced with new material. In investigating the condition of the entire south half of the building, it does appear justified to replace all of the material due to its condition. The applicant has stated that an exact match for this material does not exist and has therefore decided to use a clay brick in a similar color as a replacement material. In addition, the applicant is proposing to remove the majority of the glass block on the building since the space is being converted to office space and the glass block is not see-through. Other modifications include replacement of the stone coping with metal, and installation of new storefront windows and doors. Metal canopies will also be installed at each entrance and the bowling pin sign will remain.

Staff Recommended Changes to the Proposed Plans

Although staff believes the design is attractive, the preservation of the building comes into question for the following reasons:

- *The main building material will no longer be the same as the original.*
- *Removal of original reeded glass block*
- *Alteration to openings/ design symmetry*
- *The north and south halves of the building will appear different*

- *Metal coping vs. stone coping*

Staff believes the structural tile on the building should be replaced with a block that is of the same general material, size and color. Brick should only be an option if it is determined that a tile to match does not exist. The horizontal banding in the brick is also not appropriate when considering the original design and deviation from what will remain on the north half of the building.

The applicant is asking to remove the majority of the glass block on this half of the building. However, although the glass block is original and is a character-defining feature, not being able to see out of the windows is not necessarily appealing for office use and many other uses. Staff does not believe that removal of all glass block would be necessary or appropriate, but leaving the glass block on the curved portions of the building at the southwest corner and at both curves of the main entry on College Ave should be maintained in their original configuration. The drawings show this block being replaced and with slightly more block than is what is originally on the building (by lowering the sill). Staff is recommending that these portions be restored to their original appearance without additional blocks added. This will allow there to be a truly original glass block feature and will eliminate the difficulty in trying to match original glass block.

As for the alteration/addition of the openings, staff does not believe this change diminishes the character of the building, but does believe that the placement of the openings needs to be symmetrical. The Art Deco/Moderne design of the building was done with much symmetry, especially on the main College Ave façade, and this symmetry should be maintained. The addition of door openings seems appropriate, especially when considering the north elevation of the building has several door openings also.

Additionally, the question remains whether or not modifying the south half of the building without modifying the north half is appropriate. After carefully considering this case, staff has come to the conclusion that if an appropriate replacement block can be found for the face of the building, altering the window and door openings as proposed isn't necessarily inappropriate.

Finally, the applicant is asking to install a metal coping at the roofline. The stone coping is consistent with the stone sills on the building and should be maintained. Replacement might be necessary, but staff is recommending that it be replaced with stone to match the original. If a metal barrier is desired, staff suggests that the coping be wrapped around the parapet and the original sill be reinstalled over the top or replaced with a new coping to match. This approach has been taken on several other historic buildings in other IHPC districts.

Fletcher Place Historic Area Plan

Deteriorated architectural features shall be repaired rather than be replaced, wherever possible. In the event that replacement is necessary, new material should match the material being replaced in composition, design, color, texture and overall visual qualities. Repair or replacement of missing architectural features shall be based as much as possible on accurate duplication of original features or on other building of the same style and period.

Recommendation for Approval

Staff's recommendation is to support the applicant's request with the understanding that the above recommended changes are reflected on an updated set of drawings. The applicant has indicated to staff that he is willing to explore other materials for the building, but is not aware of any available. Staff is currently in discussion with Indiana Brick Corporation and a major manufacturer of structural tile, Elgin Butler. IBC has identified a possible replacement tile and is in the process of getting a samplet. Staff believes that a match for the existing material may be possible. In the event that an appropriate replacement tile cannot be found, staff will have the applicant return to the Commission for review of another material.

STAFF RECOMMENDED MOTION

2014-COA-304 (FP):

To approve a Certificate of Appropriateness to remodel the south half of the exterior of the building including:

- Replacement of structural tile with new masonry units to match
- Remove glass block from openings as indicated on the plans and install new glass storefront windows and doors
- Install metal canopies at door openings
- Replace/repair stone coping by removing stone coping, installing metal coping over parapet and reinstalling stone over the top of the metal

all per the submitted documentation and subject to the following stipulations:

1. Applicant shall submit final construction drawings showing the staff recommended changes as described in the staff report from August 6, 2014. Approved _____ Date _____
2. Final architectural block shall be approved by IHPC staff prior to installation. Approved _____ Date _____
3. Replacement windows/storefront shall be approved by IHPC staff prior to purchase and installation. *Approved:* _____ *Date:* _____
4. Fabricators drawing of the awnings shall be submitted to IHPC staff prior to fabrication and installation. *Approved:* _____ *Date:* _____

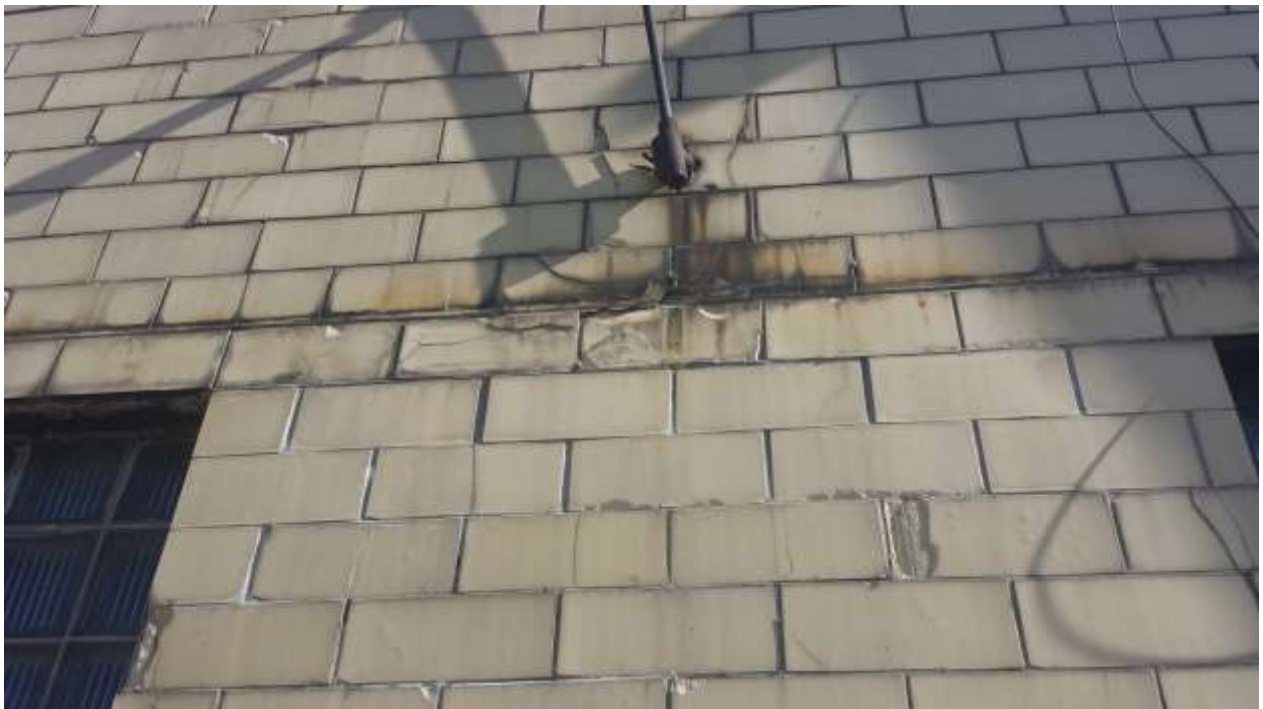
NOTE: Owner is responsible for complying with all applicable codes.

Staff Reviewer: Meg Purnsley



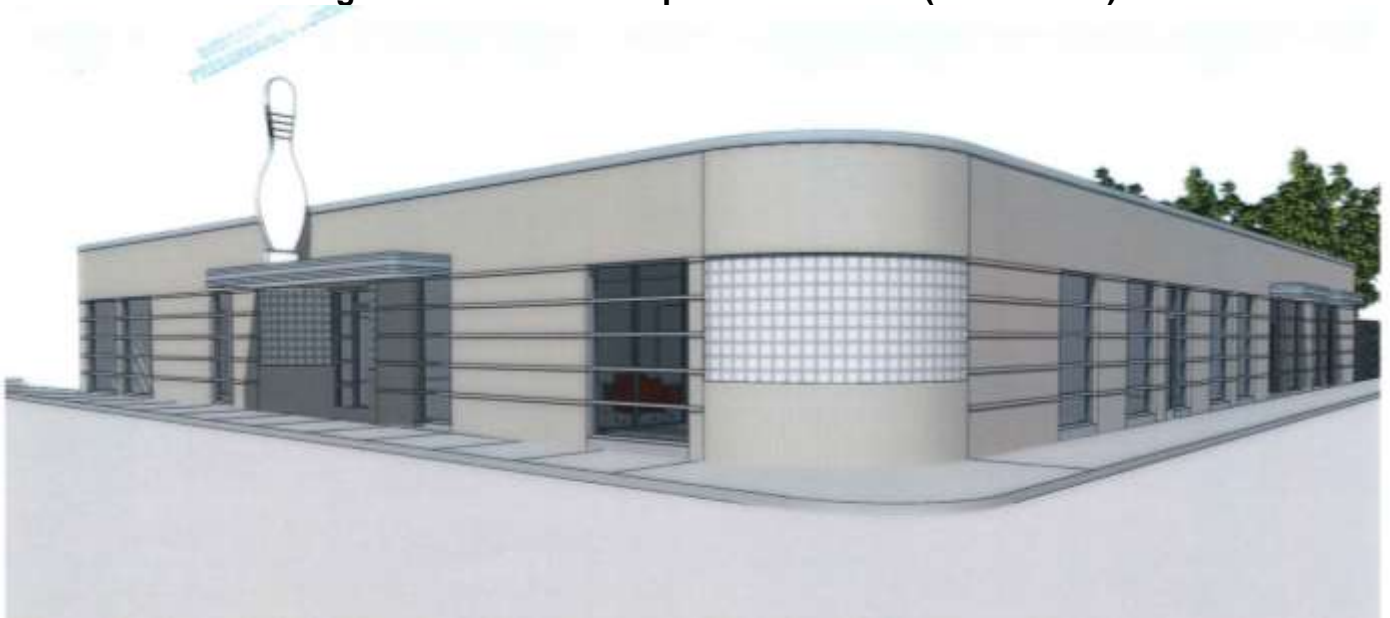


Areas of deterioration in the existing structural tile





View of College Ave elevation and part of the south (Harrison St) elevation

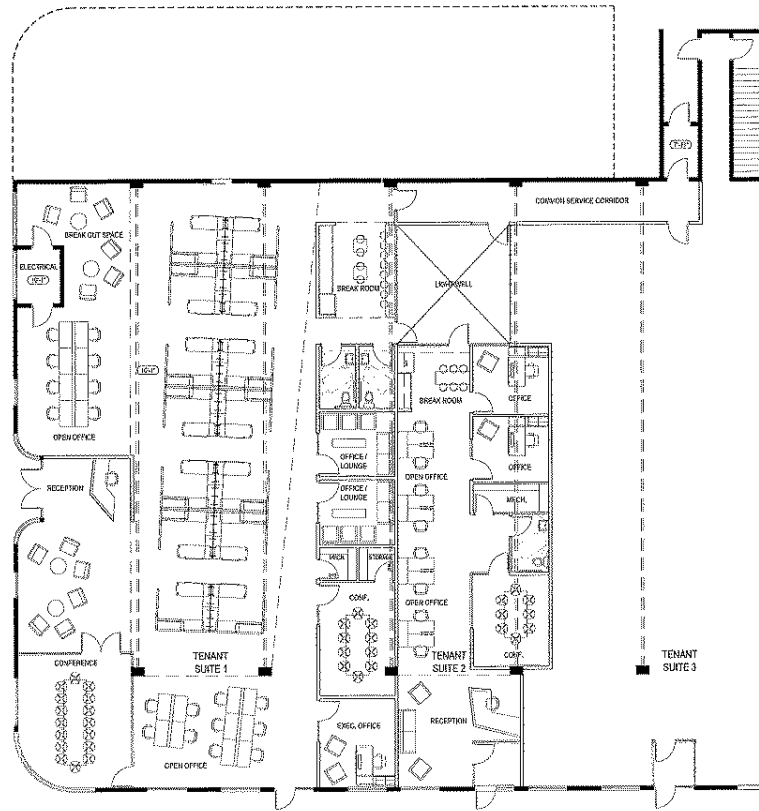


Rendering of Proposed Alterations



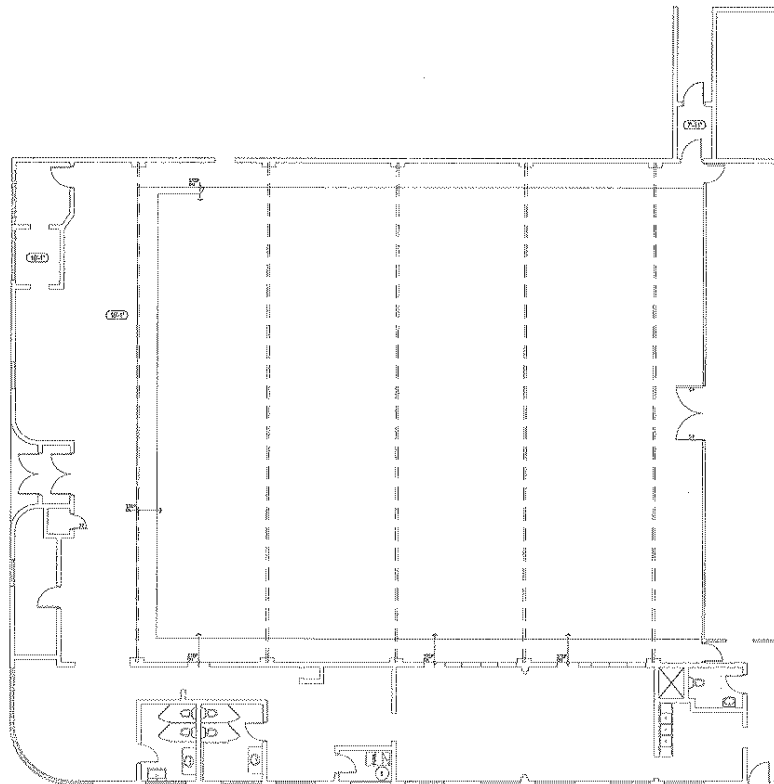
Main entry on College Ave.



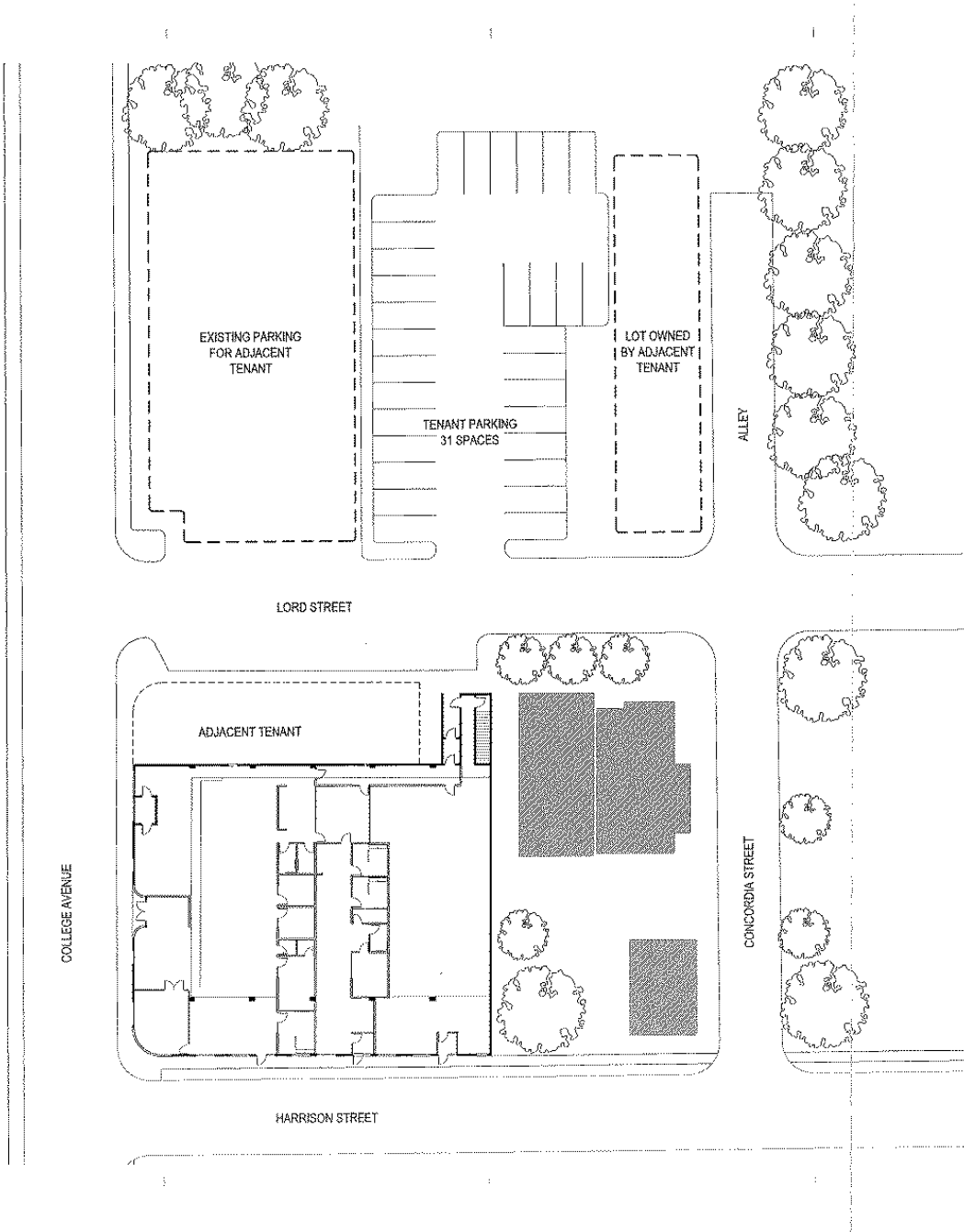


First Floor Plan

Building Areas
 Tenant 1: 5,229 sf leasable
 Tenant 2: 1,500 sf leasable
 Tenant 3: 3,002 sf leasable
 Gross: 10,968 sf

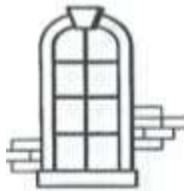


Existing First Floor Plan



Site Plan

blackline <small>1875 Poplar Avenue, Suite 101, Memphis, Tennessee 38103 (901) 521-1000 Fax: (901) 521-1001 www.blacklineinc.com</small>		325 S. COLLEGE	
		<small>325 S. COLLEGE AVENUE INDIANAPOLIS, INDIANA</small>	
SITE PLAN		PRELIMINARY <small>NOT FOR CONSTRUCTION</small>	
07.03.2014 SCHEMATIC DESIGN		DRAWN BY CHECKED BY REVIEWED BY	
C100		SHEET NUMBER	



Fletcher Place
Neighborhood
Association, Inc.

July 22, 2014

Ms. Meg Purnsley
Indianapolis Historic Preservation Commission
200 E. Washington St., Suite 1801
Indianapolis, IN 46204

Dear Meg,

I'm writing in regard to a request for a Certificate of Authorization for the property at 325 South College Avenue, the former Little Indy Bowl (aka Action Bowl). Thank you for the opportunity to comment on this request.

The new owner of the property appeared before the Fletcher Place Neighborhood Association at its July meeting and presented plans for the building. These plans include removal of the historic, but deteriorated, glazed masonry block that covers the building's façade and replacing it with a similarly colored brick. This substitution of materials was based on the lack of availability of block to match the original. FPNA recommends approval of this substitution if the block is indeed unavailable. The association also recommends approval of the addition of new doors, windows and Art Deco/Moderne details as presented to us and as depicted in the drawings file dated July 3, 2014.

The Fletcher Place Neighborhood Association expresses its condemnation of the neglect shown by the structure's previous owner that allowed the building's façade to come to its current state.

FPNA requests that, as a part of the Certificate of Appropriateness for this work, that the property owner landscapes his portion of the building's parking lot on Lord Street.

If you have any questions, or if new information concerning this request arises, please contact me.

Respectfully,

Keith Holdsworth,
Chairperson, Fletcher Place Neighborhood Association Land Use Committee

RECEIVED

JUL 23 2014

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

526 S. Pine St. • Indianapolis, IN • 46203

From: Kathy McKimmie <kathy@kmckimmie.com>
Sent: Monday, July 14, 2014 10:11 PM
To: Purnsley, Meg T
Subject: 325 S. College

Dear Meg, I was delighted to receive notice (as a neighbor one block away) that Craig Von Deylen is proposing to renovate 325 S. College. He has been involved in many quality projects in Fletcher Place, as you know, and I have every confidence he will do a repeat performance. This property has been an eyesore for many years. Please pass on this support to the appropriate people for consideration. Thank you.

Kathy McKimmie
732 Harrison St.
Indianapolis, IN 46202